WAKEFIELD
34 KIRKGATE
PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

CAN BE EXTENDED TO PROVIDE SOME 5,000 sq ft ON GROUND FLOOR
SUBJECT TO VACANT POSSESSION

Location
The property is located in an extremely busy and prominent location on Kirkgate, in close proximity to the Ridings Shopping Centre.

The property is adjacent to The Yorkshire Building Society and other retailers in the near vicinity include Boots, Brighthouse and Marks & Spencer.

Accommodation
The property is arranged on ground and first floor, having the following approximate measurements and areas:

<table>
<thead>
<tr>
<th></th>
<th>Ground Floor</th>
<th>First Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal Width</strong></td>
<td>23'9&quot;</td>
<td>7.23 m</td>
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<tr>
<td><strong>Shop Depth</strong></td>
<td>10'7&quot;</td>
<td>3.27 m</td>
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<tr>
<td><strong>Ground Floor</strong></td>
<td>2,965 sq ft</td>
<td>275.5 sq m</td>
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<tr>
<td><strong>First Floor</strong></td>
<td>451 sq ft</td>
<td>41.86 sq m</td>
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The property can be combined with 36 Kirkgate to provide some 5,000 sq ft on ground floor – subject to planning.

Lease/Rent
The property is available by way of a new full repairing and insuring lease at a rent of £42,500 per annum exclusive.

EPC
The Energy Performance asset rating is Band D, 96. A full copy of the EPC is available if required.

Business Rates
Verbal enquiries to Wakefield Council confirm the property is assessed as follows:

- **Rateable Value**: £39,000

Interested parties are advised to make their own enquiries on 01977 727121.

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

VAT
Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing
Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com

Details updated 19/1/2016
MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.